

**CITY OF OREM**  
**PLANNING COMMISSION MEETING MINUTES**  
**JUNE 1, 2016**

The following items are discussed in these minutes:

**SUNSET VISTA, PLAT L - APPROVED**

**LEGACY ERCANBRACK, PLAT F – APPROVED**

**LOTT’S LOTS PRD - APPROVED**

**STUDY SESSION**

**PLACE –** Orem City Main Conference Room

**At 3:30 p.m.** Mr. Moulton called the Study Session to order.

**Those present:** Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton, Planning Commission members; David R. Stroud, City, Planner; Brandon Stocksdale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

**Those excused:** Becky Buxton, Lynnette Larsen, and Michael Walker, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; Cliff Peterson, Private Development Engineer

The Commission and staff briefly reviewed agenda items and minutes from May 18, 2016 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

**REGULAR MEETING**

**PLACE -** Orem City Council Chambers

**At 4:30 p.m.** Mr. Moulton called the Planning Commission meeting to order and asked Carlos Iglesias, Planning Commission member, to offer the invocation.

**Those present:** Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton, Planning Commission members; David R. Stroud, City, Planner; Brandon Stocksdale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

**Those excused:** Becky Buxton, Lynnette Larsen, and Michael Walker, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; Cliff Peterson, Private Development Engineer

Mr. Moulton introduced **AGENDA ITEM 3.1** as follows:

**AGENDA ITEM 3.1** is a request by Susann Smith to vacate Lot 13, Sunset Vista Subdivision, Plat H and approve the final plat of **SUNSET VISTA SUBDIVISION, PLAT L** at 457 West 650 South in the R8 zone.

**Staff Presentation:** Mr. Stroud said the applicant constructed a garage absent a building permit with the structure being located on a public utility easement (PUE). An accessory building that requires a building permit cannot be located on a PUE. The applicant requests the easement be vacated so she can then apply for a building permit to legally allow the garage. The PUE to be vacated is located along the east property line. Letters of easement vacation approval have been received from the five PUE holders.

**Recommendation:** The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 13, Sunset

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Vista Subdivision Plat H and approve the final plat of Sunset Vista Subdivision Plat L at 457 West 650 South in the R8 zone.



Mr. Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Mr. Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Cook said he has found that neither the public nor any person will be materially injured by vacating Lot 13 of Sunset Vista Subdivision, Plat H, and that there is good cause for the vacation. He then moved to:

1. Vacate Lot 13 of Sunset Vista Subdivision, Plat H; and
2. Approve the final plat of Sunset Vista Subdivision, Plat L with one lot at 457 West 650 South in the R8 zone.

Ms. Jeffreys seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

Mr. Moulton introduced **AGENDA ITEM 3.2** as follows:

**AGENDA ITEM 3.2** is a request by Sheldon Ercanbrack to vacate Lot 1 of W.M. Ercanbrack Subdivision, Plat A and approve the final plat of **LEGACY AT ERCANBRACK FARMS SUBDIVISION, PLAT F** at 2080 South Main Street in the R8 zone.

**Staff Presentation:** Mr. Stroud said the applicant desires to amend the plat of the two original homes on the Ercanbrack farm property. Lot 1 will increase by 7,642 square feet and Lot 2 will increase by 1,628 square feet. The change is needed to align the common property lines with the Legacy Ridge subdivision to the west of the Legacy at Ercanbrack Farms subdivision that is the subject of this request.



**Recommendation:** The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 1 of

W.M. Ercanbrack Subdivision Plat A and approve the final plat of Legacy at Ercanbrack Farms Subdivision Plat F at 2080 South Main Street in the R8 zone.

Mr. Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Mr. Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Ms. Jeffreys said she has found that neither the public nor any person will be materially injured by vacating Lot 1 of W.M. Ercanbrack Subdivision, Plat A, and that there is good cause for the vacation. She then moved to:

1. Vacate W.M. Ercanbrack Subdivision, Plat A, and
2. Approve the final plat of Legacy at Ercanbrack Subdivision, Plat F with two lots at 2080 South Main Street.

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Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

Mr. Moulton introduced **AGENDA ITEM 3.3** as follows:

**AGENDA ITEM 3.3** is a request by Clyde Properties to approve the site plan of **Lott’s Lots PRD** at 1900 North 860 West in the PRD zone.

**Staff Presentation:** Mr. Stroud said the applicant requests the City approve the proposed Lott’s Lots PRD site plan which matches the concept plan submitted to the City Council at the time of rezone approval in January 2016. The development will include nine units with a combination of eight twin units and one detached unit. The units will be accessed by a private drive at 1880 North 860 West.



The units will be single-story with 1,600 square feet on the main level and a basement of similar area. The two-car garage is not included in the main floor square footage. The maximum height of a dwelling in the PRD zone is 27 feet. The proposed elevations are 24’ 6” above grade with primary architectural materials of stone and cement fiberboard siding. Landscaping must be at least 50 percent of the net area of the development. The proposed site plan contains 34,922 square feet or 56 percent landscaping. The site plan meets all PRD Code requirements.

**Recommendation:** The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the site plan of Lott’s Lots PRD at 1900 North 860 West in the PRD zone.

Mr. Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Moulton asked if the Planning Commission had any more questions. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Iglesias said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve the site plan for Lott’s Lots PRD at 1900 North 860 West. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

**MINUTES:** The Planning Commission reviewed the minutes from the previous meeting. Mr. Moulton moved to approve the meeting minutes for May 18, 2016. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

**ADJOURN:** Mr. Moulton called for a motion to adjourn. Mr. Iglesias moved to adjourn. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

**Adjourn: 4:39 p.m.**

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Jason Bench  
Planning Commission Secretary

Approved: June 15, 2016